

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 23, 2005

ITEM NO. 12

CASE NUMBER/ PROJECT NAME	<b>35-DR-2005 Fountain Plaza</b>		
LOCATION	6969 E Shea Boulevard, (southwest corner of Shea Boulevard and 70 <sup>th</sup> Street).		
REQUEST	Request approval of a site plan and elevations for an additional building to the existing two-building retail center.		
OWNER	Shea 70, LLC 480-970-4570	ENGINEER	Knudsen-Smith Engineering 602-347-7447
ARCHITECT/ DESIGNER	Archicon, L.C. 602-222-4266	APPLICANT/ COORDINATOR	Vince Dalke Archicon, L.C. 602-222-4266

**BACKGROUND**

**Zoning.**  
The site is zoned General Commercial C-2 (C) District. The district permits a variety of commercial retail and offices uses. The C designation denotes a condition placed on the site related to the original zoning case for the property.

## **Context.**

The site is located at the Fountain Plaza Shopping Center at the southwest corner of Shea Boulevard and 70<sup>th</sup> Street.

Adjacent Uses:

- North: Shea Boulevard, medical office, retail and restaurant uses with C-2 and C-2(C) zoning.
- South: Office uses with S-R and S-R(C) zoning.
- East: 70<sup>th</sup> Street, retail and office uses with C-2 zoning.
- West: Bank of America with C-O(C) zoning.

**APPLICANT'S  
PROPOSAL**

## **Applicant's Request.**

The request is for approval of a site plan and elevations to add a new building to the existing two- building shopping center originally approved in 1987. The site has existing access from 69<sup>th</sup> and 70<sup>th</sup> Streets to the west and east; however, no direct access is provided to Shea Boulevard to the north. No parking lot modifications are required, as sufficient parking currently exists on the site. An existing deteriorated, non-functional water fountain that is located along the site's Shea Boulevard frontage will be replaced by a new building and redesigned open space plaza area with landscaping, meandering sidewalk and benches.

The proposed building contains a southwest retail style with tan and beige stucco finished walls and cornice cap, parapet roof, with concrete tile, pitched roof at

the entryways. Storefront, clear glass with bronze anodized frames doors and windows are provided mainly along the Shea Boulevard (north) frontage, with smaller glass areas along the east, west and south sides. The building contains protruding piers and columns with glass areas recessed about 2 feet back from the building face by the piers, columns and building overhang. The building matches the colors, style and materials of the rest of the center.

The site contains a lush landscape style, with existing trees and Oleander, Green Cloud Sage, Morning Glory and other ground covers. No additional turf is provided on the site, which contains existing turf areas. Staff has requested the applicant provide 2 additional trees, pavers, benches and minimum 10 by 12 foot ramada in the amenity area.

**Development Information:**

- Existing Use: A two-building shopping center currently containing 30,150 square foot floor area.
- Proposed Use: New retail building to match center.
- Parcel Size: Overall parcel is 2.82 acres; proposed building is on a 0.2 acre portion of the site.
- Building Floor Area: 4,200 square feet.
- Building Height Allowed/Proposed: 36 feet allowed/ 18 feet to parapet, 26 feet to top of entry feature proposed.
- Parking Required/Provided: 138 spaces required/ 155 provided.
- Open Space Required/Provided: 15,246 square feet required/ 17,462 square feet provided, front and parking lot open space meets requirement.
- FAR: 0.28.
- Number of Units/Density: N/A
- Total Square Footage: Combined floor area is 34,350 square feet.

**DISCUSSION**

The fountain and plaza along the site's Shea Boulevard frontage was intended to be an open space and amenity feature, but has deteriorated and is no longer functional. The new building will be partially located in this space replacing the fountain along with a revised open space area containing landscaping, a meandering sidewalk and benches. Overall open space requirements will continue to be met. A stipulation in case 126-ZN-1986 established the original amenity area on the site and provided that any subsequent modification to this space shall maintain a comparable character and dimension, which has been met.

**KEY ISSUES**

- The existing fountain area will be replaced in part by a new building, and an open space, landscape plaza area.
- Staff has requested the applicant provide two (2) additional trees, pavers, benches and a minimum 10 by 12 foot ramada in the amenity area.
- The proposed building will match the style, colors and materials of the existing buildings on the site.
- Thirty-three (33) property owners within 300 feet of the site have been notified of the proposed development. No public comment has been received on this case.

**OTHER BOARDS AND COMMISSIONS**

- Case 126-ZN-1986 zoned the property to C-2 and placed the zoning condition on the site.
- Cases 165-DR-1987 1 and 2 gave the original development approval and related site plan modification for the site in 1987 and 1988.

**STAFF RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

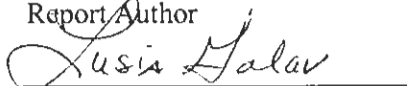
**STAFF CONTACT(S)**

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Senior Planner  
Phone: 480-312-7067  
E-mail: award@ScottsdaleAZ.gov

**APPROVED BY**



Al Ward  
Report Author



Lusia Galav, AICP  
Development Planning Manager  
Phone: 480-312-2506  
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**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: \_\_\_\_\_

Project No.: 10 - PA - 05

Coordinator: \_\_\_\_\_

Case No.: \_\_\_\_\_

Project Name: Retail Building Addition at Fountain Plaza

Project Location: West of SWC of Shea Blvd. & 70<sup>th</sup> St.

## Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-2 Proposed Zoning: \_\_\_\_\_

Number of Buildings: 3 (1 New + 2 Existing) Parcel Size: 132,952 S.F. (2.82 AC)

Gross Floor Area/Total Units: 34,357 SF. Floor Area Ratio/Density: 0.279 (27.9%)

Parking Required: 130 Parking Provided: 155

Setbacks: N - 21'-3" S - 11'-5" E - 6'-2" W - 7'-4"

## Description of Request:

Proposed building is a new ground up building project by Shea70 LLC. It is located at west of SWC of 70<sup>th</sup> St. & Shea in Scottsdale. It is an addition to the existing 2 building retail centers. The area of the building is 4,200 SF. The use of the building is Retail. The height color & elevation of the building will match the existing Retail center.

The existing parking is adequate to address new building for city requirements. The open space calculation after adding the new building satisfy the city requirements. The existing fountain which is not working & is deteriorating is to be replaced with an amphitheater space, more in area than existing Fountain along Shea.

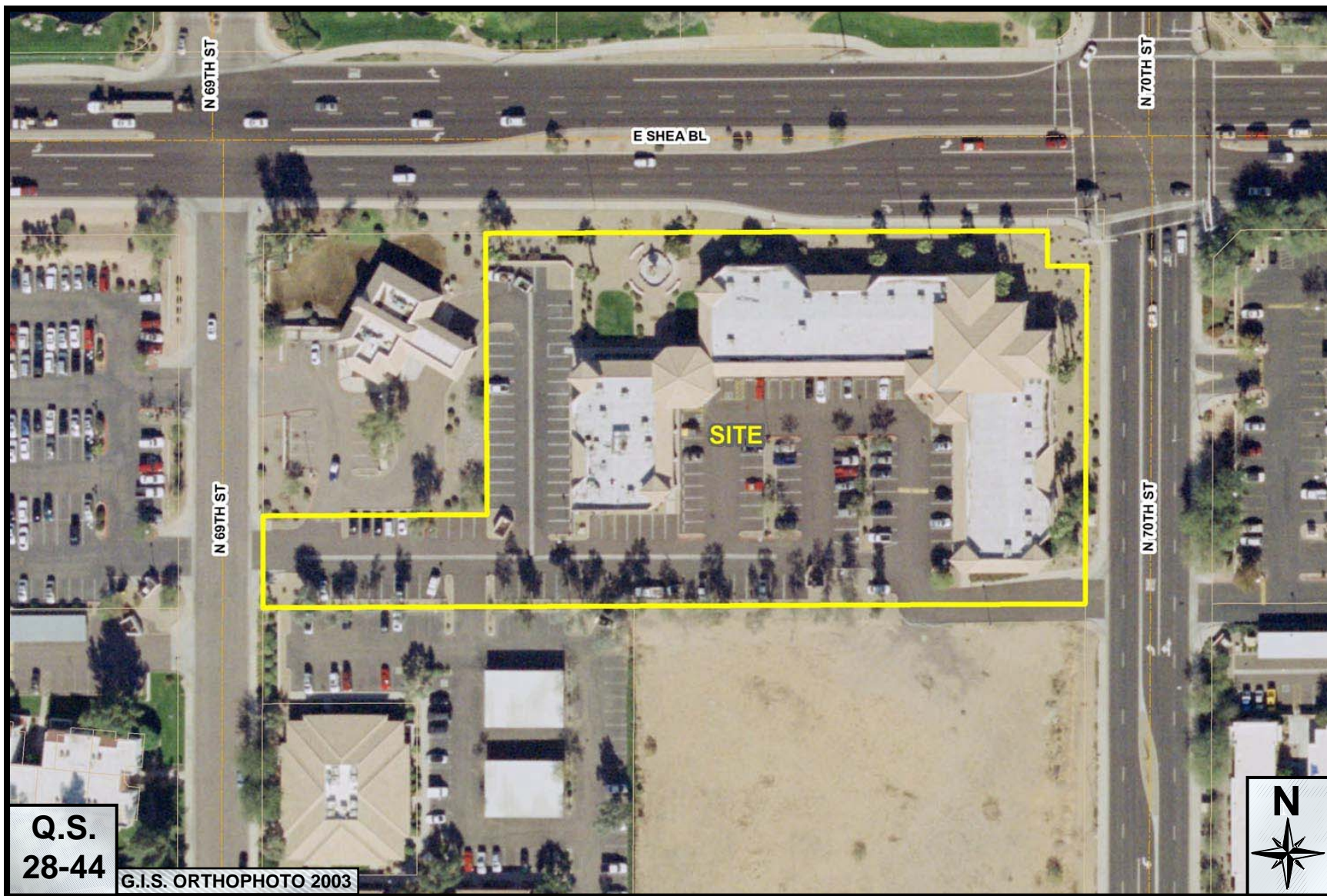
## Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088









Q.S.  
28-44

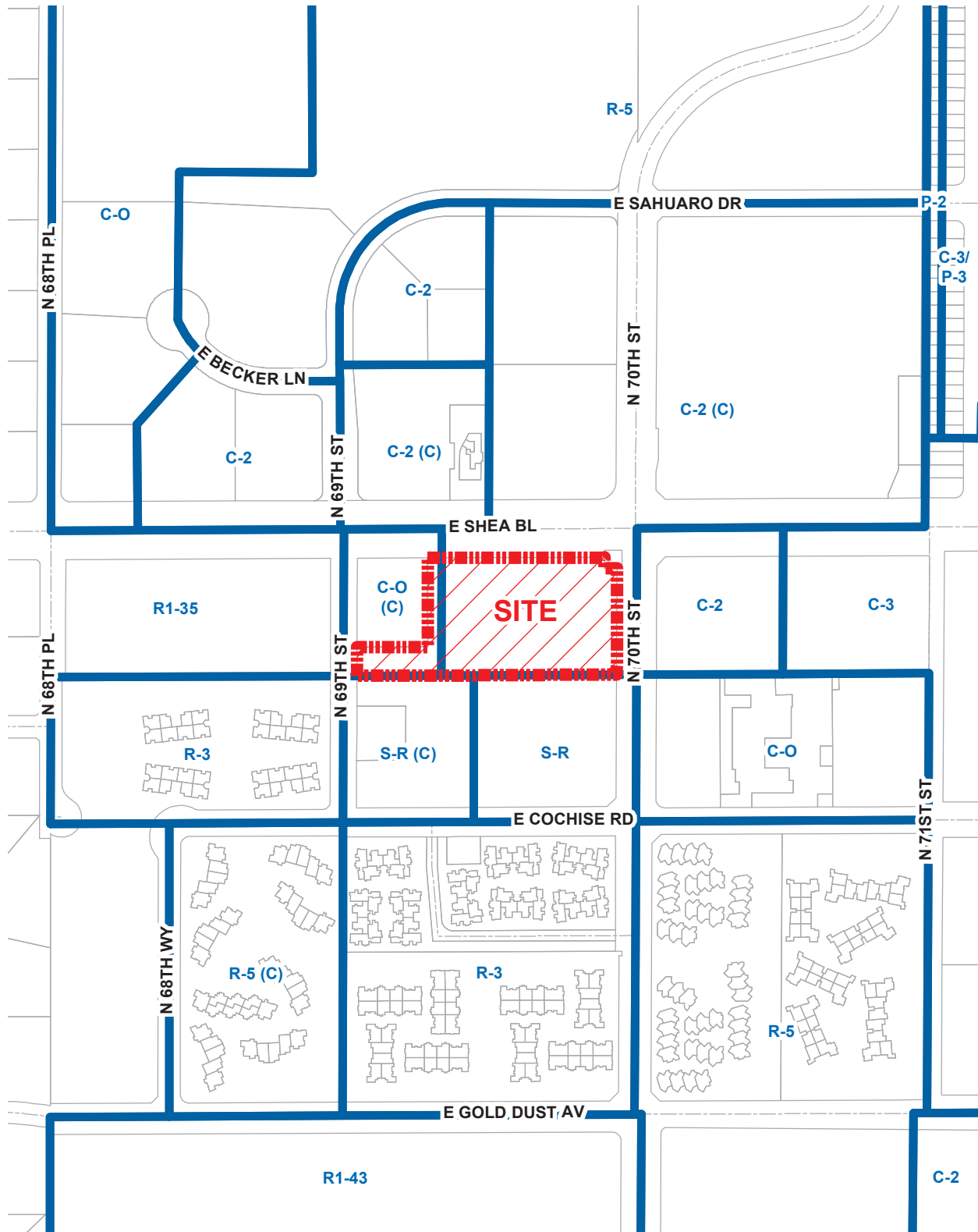
G.I.S. ORTHOPHOTO 2003



35-DR-2005

Fountain Plaza

ATTACHMENT #2A



# 35-DR-2005

ATTACHMENT #3





WEST OF SWC OF SHEA BLVD AND 70TH STREET,  
SCOTTSDALE, ARIZONA

**ARCHITECT:**  
ARCHITECTONICA, LLC  
1000 N. CENTRAL AVE., STE. 2750 W  
PHOENIX, AZ 85004  
PHON: (602) 944-2222 FAX: (602) 944-2222  
FAX: (602) 275-1000  
E-MAIL: [info@architona.com](mailto:info@architona.com)

**CLIENT / DEVELOPER:**  
PICO W. LEE  
1400 E. McDOWELL RD., STE. 20  
PHOENIX, AZ 85016  
PHON: (602) 944-2222 FAX: (602) 944-2222  
FAX: (602) 275-1000  
E-MAIL: [pico@pico.com](mailto:pico@pico.com)

**CIVIL:**  
KIMBERLY-STEPH CONSULTING, INC.  
100 N. CENTRAL AVE. STE. 2000  
PHOENIX, AZ 85004  
PHON: (602) 944-2222 FAX: (602) 944-2222  
FAX: (602) 275-1000  
E-MAIL: [kim@kimsteph.com](mailto:kim@kimsteph.com)

**MECHANICAL  
PLUMBING  
ELECTRICAL**

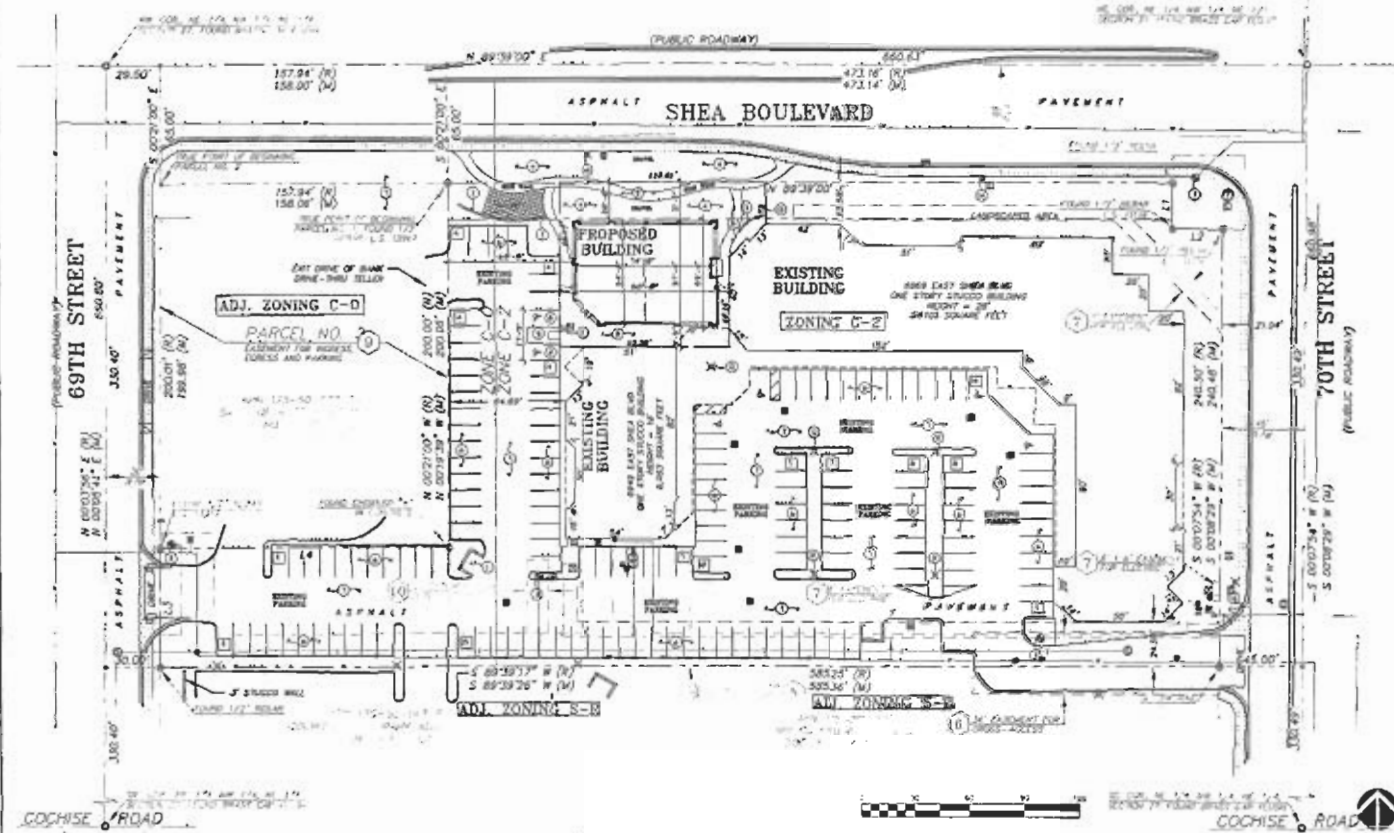
400 S. DIXIE STREET  
SUITE 200  
CHICAGO, ILLINOIS 60606  
(312) 467-1000  
FAX: (312) 467-1001  
www.mep.com

**LANDSCAPE**

1000 N. LAUREL AVE.  
CHICAGO, ILLINOIS 60642  
(773) 327-1000  
FAX: (773) 327-1001  
www.landscapemasters.com

  
**ARCHICON, L.C.**  
Architecture & Interiors  
4401 NORTH Central, Suite 200  
Phoenix, Arizona 85018  
602-961-4188  
FAX 602-975-4188

⑤ PROJECT TEAM



19 SITE PLAN

[illegible]

(12) PROJECT DATA

- 1 EXISTING TRASH ENCLOSURE
- 2 7'-0" HIGH BRICK 10% BLOCK SCREEN WALL
- 3 5'-0" HIGH BRICK 10% BLOCK SCREEN WALL
- 4 LANDSCAPING / RETENTION AREA
- 5 NEW CONCRETE SIDEWALK
- 6 EXISTING PARKING
- 7 NEW DRIVEWAY / PARKING
- 8 NEW ACCESSIBLE SPACES (SEE SEE PLUMBING) / EXISTING  
IN COLORING OF MATERIALS CONTRASTING FROM REGULAR  
PARKING / EXISTING 1" ASPHALT DRIVEWAY REGRAD (TYPICAL)  
VELVET PROGRESSIVE
- 9 ACCESSIBLE ASIDE / ACCESSIBLE ASIDE SHALL BE  
7'-0" HIGH IN COLORING OF MATERIALS CONTRASTING FROM  
PARKING / EXISTING 1" ASPHALT DRIVEWAY REGRAD (TYPICAL)  
VELVET PROGRESSIVE
- 10 NEW DOOR / EXISTING RETENTION
- 11 EXISTING PINE / EXISTING
- 12 EXISTING / EXISTING IN COLOR
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### 18 KEY NOTES




**Mail Build. Addition • Fountain Plaza**  
PARCEL # 175-50-020A  
WEST OF SWC OF SHEA BLVD & 70TH ST.  
SCOTTSDALE, ARIZONA

[illegible]

	Using	Not
1. I have a good idea of what I want to do.		
2. I have a good idea of what I want to do.		
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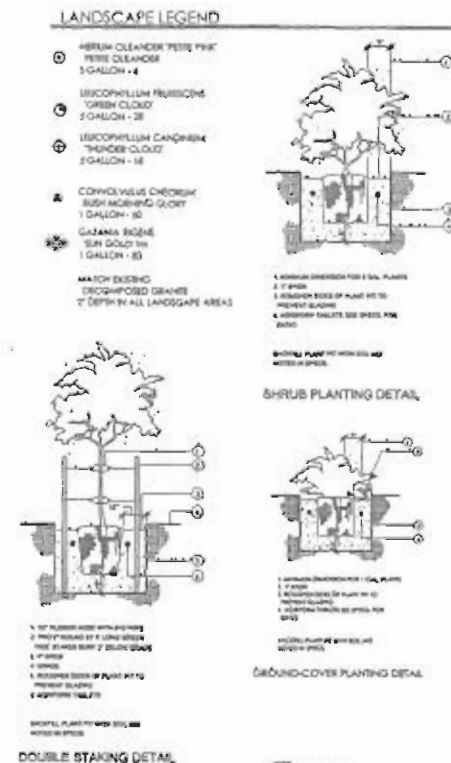
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5/3/2005

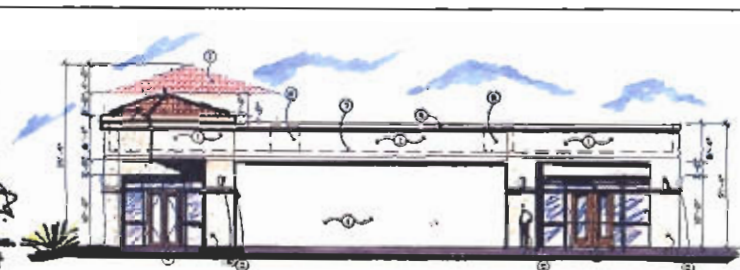




35-Δ2-2008



① NORTH ( SHEA BLVD ) SIDE ELEVATION



⑤ SOUTH SIDE ELEVATION

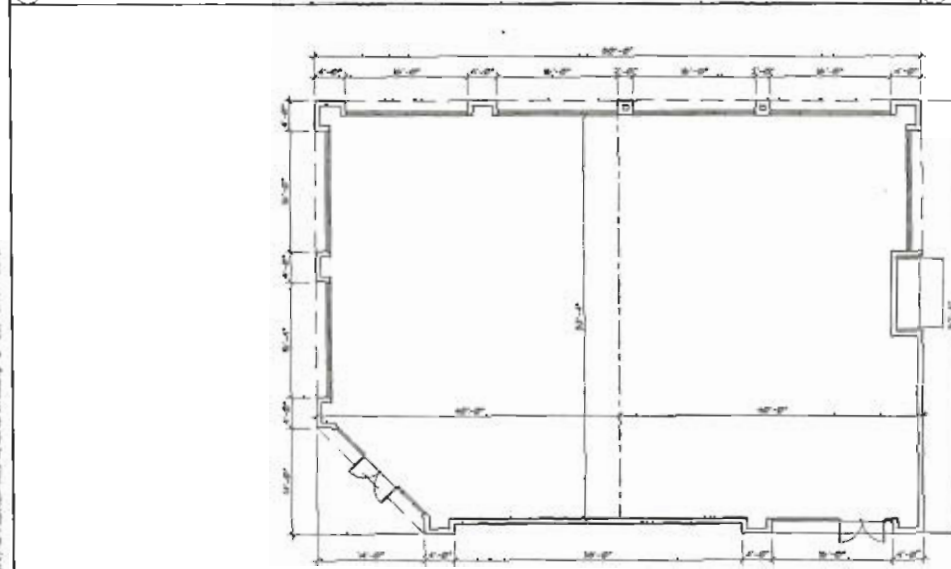


⑦ WEST ( 69TH ST. ) SIDE ELEVATION



⑩ EAST SIDE ELEVATION

- ⑫ KEY NOTES
1. SEE STRUCTURAL DRAWINGS FOR LATER INFORMATION
  2. ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED BY FINANCIAL HALLS OR UPPER ROOF STRUCTURE.
  3. ROOF MOUNTED COMMUNICATION EQUIPMENT, INCLUDING SATELLITE DISHES, SHALL BE COMPLETELY SCREENED BY THE FINANCIAL HALLS OF FREE STANDING SCREEN WALLS.
  4. NO EXTERIOR VISIBLE LADDERS WILL BE PERMITTED.



⑬ FLOOR PLAN

MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALUMINUM	DARK BRIDGE
EXTERIOR GLASS	P. POLYCARBONATE	REAL TIME CLEAR

PAINT - DIRM SPANISH PAINTS

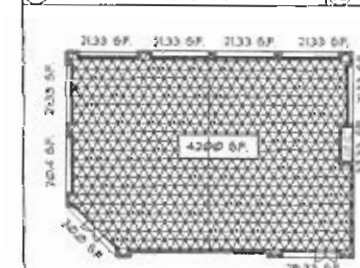
① FINISHES SUB-CONTRACTOR TO VERIFY FINAL APPROVED COLOR SCHEME WITH ARCHITECT AND CLIENT PRIOR TO PAINTING.

② SABLE FOR NATURALLY SIGNED PROJECTS TO MATCH MATERIALS AND COLORS - NO WHITE OR GREY WHITE COLORS.

③ PAINTER TO PREPARE FINANCIAL BLOCK OR OTHER SAMPLES WITH APPROVED COLORS TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION ON BUILDING FACADES.

⑭ CLR/GLZNG KEY

⑮ GENERAL NOTES

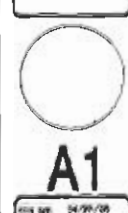


⑯ FLOOR PLAN WORK SHEET



Retail Build. Addition @ Fountain Plaza  
 PARCEL # 175-50-020A  
 WEST OF SWC OF SHEA BLVD & 70TH ST.  
 SCOTTSDALE, ARIZONA

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04/27/06
2	ISSUED FOR PERMIT	04/27/06
3	ISSUED FOR PERMIT	04/27/06
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35-DR-2005 5/3/2005 10-PA-05



VIEW FROM SHEA + 69th STREET.

  
**ARCHICON, LLC**  
ARCHITECTS & INTERIORS  
1001 NORTH CENTRAL AVENUE  
SUITE 1000  
SCOTTSDALE, ARIZONA 85257  
(480) 344-4400  
WWW.ARCHICONAZ.COM

**Retail Build Addition @ Fountain Plaza**  
PARCEL # 175-50-020A  
WEST OF SWC OF SHEA BLVD & 70TH ST.  
SCOTTSDALE, ARIZONA

NO. 01	01-01-01-01
NO. 02	02-01-01-01
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NO. 99	99-01-01-01
NO. 100	100-01-01-01

PERSPECTIVE





Fountain Plaza  
6969 E. Shea Blvd.  
Scottsdale, AZ 85254

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
- Existing  
\_\_\_\_\_  
\_\_\_\_\_
- ☐ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
- ☒ A. KNOX BOX
  - ☐ B. PADLOCK
  - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS \_\_\_\_\_ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.  
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF \_\_\_\_\_ AT \_\_\_\_\_ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) \_\_\_\_\_
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS \_\_\_\_\_
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☐ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
- ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Ord Gp. 1 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

## **Stipulations for Case: Fountain Plaza Case 35-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **PLANNING**

#### **APPLICABLE DOCUMENTS AND PLANS:**

##### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Archicon, L.C. with a plan date of 4/28/05 and a staff date of 5/3/05.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Archicon, L.C. with a plan date of 4/28/05 and a staff date of 5/3/05.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by TJ McQueen and Associates. Ltd. with a plan date of 4/29/05 and a staff date of 5/3/05.
  - d. Site Plan Worksheet shall be consistent with the site plan worksheet by Archicon, L.C. with a plan date of 4/28/05 and a staff date of 5/3/05.

#### **ARCHITECTURAL DESIGN:**

##### **DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. No portion of the walls of the building including attached piers or columns shall be located within twenty-two (22) feet of the Shea Boulevard right-of-way.

## **ATTACHMENT B**



11. The proposed building shall match the style, colors and materials of the existing buildings on the site, to the satisfaction of City staff.
12. Parking lot screen wall shall match color, material and texture of the walls of the proposed building.

**Ordinance**

- A. Provide a minimum 3-foot tall wall to screen parking lot area along Shea Boulevard.

**SITE DESIGN:****DRB Stipulations**

13. With Final Plans submittal, the developer shall provide site plan and landscape plans that show the new 5 foot wide meandering sidewalk, two (2) additional trees, landscape pavers, benches/seats and a minimum 10 by 12 foot ramada in the amenity area along the north side of the proposed building and existing parking area on the site's Shea Boulevard frontage, to the satisfaction of City staff.
14. The proposed site wall located at northwest corner of the existing building shall be subject to subsequent review and staff approval.

**Ordinance**

- B. Proposed trees and landscape materials shall match the theme that is established in the area.

**OPEN SPACE:****DRB Stipulations**

15. With Final Plans submittal, the developer shall verify that a minimum of 17,400 square feet of open space is provided on the overall Fountain Plaza property, being exclusive of parking lot open space.

**Ordinance**

- C. A minimum of one half of required open space shall be provided as front open space on the site.

**LANDSCAPE DESIGN:****DRB Stipulations**

16. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
17. No additional turf shall be provided on the site.

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

18. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
19. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
20. The individual luminaire lamp shall not exceed 250 watts.
21. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
22. All exterior light poles, pole fixtures, and yokes, including any bollards, shall be a flat black or dark bronze.
23. Incorporate into the project's design, the following:

**Parking Lot and Site Lighting:**

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

**Building Mounted Lighting:**

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- e. The maintained average horizontal illuminance at grade at the storefront entries including any spill light from store interior shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade along the storefront entries shall not exceed fifteen (15) foot-candles.

**Landscape Lighting**

- f. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- g. Landscaping lighting shall only be utilized to accent plant material.
- h. All landscape lighting directed upward, shall be aimed away from property line.
- i. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- j. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

**Ordinance**

- D. Each of the lighting cut-sheets provided shall clearly identify the lighting fixture manufactures number utilized and the plan cross-reference identification for the fixture.

**VEHICULAR AND BICYCLE PARKING:****DRB Stipulations**

- 24. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.
- 25. Maintain existing cross access easements on the site.

**Ordinance**

- E. With Final Plans submittal, provide verification that adequate bicycle parking has been provided on the overall Fountain Plaza site, in accordance with Ordinance requirements per Section 9.103B, being 1 bicycle space for each 40 vehicle parking spaces.

**ADDITIONAL PLANNING ITEMS:****DRB Stipulations**

- 26. No exterior vending or display shall be allowed.
- 27. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 28. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

**Ordinance**

F. All sidewalks shall be a minimum of five (5) feet in width, unless otherwise acceptable to City staff.

**RELEVANT CASES:**

**Ordinance**

G. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 126-ZN-1986 and Cases 165-DR-1987 1 and 2.



## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **APPLICABLE DOCUMENTS AND PLANS:**

- 29. Site Plan, dated 4/28/05, prepared by Archicon, L.C., dated 5/3/05 by City Staff.
- 30. Preliminary Drainage Report dated 4/28/05, prepared by Knudsen-Smith Engineering, Inc., dated 5/3/05 by City Staff.
- 31. Preliminary Grading and Drainage Report, dated 4/28/05, prepared by Knudsen-Smith Engineering, Inc., dated 5/3/05 by City Staff.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

- 32. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
  - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- 33. Basin Configuration:
  - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
  - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
- 34. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
  - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

#### **Ordinance**

- H. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

- I. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- J. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
  - (2) Drywells are not permitted.
- K. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

#### **Streets and other related improvements:**

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. DEDICATION</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKE PATH, SIDEWALK, TRAILS</b>
Shea Blvd	Major Arterial	65' Half Street (existing)	Existing	Existing	Existing
69 <sup>th</sup> Street	Residential	30' Half Street (existing)	Existing	Existing	Existing
70 <sup>th</sup> Street	Major Collector	46' Half Street (existing)	Existing	Existing	Existing

#### **DRB Stipulations**

35. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
36. Existing site driveways, one on 69th Street and the other on 70th Street provide access to the site.

#### **Ordinance**

- L. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

### **INTERNAL CIRCULATION:**

#### **DRB Stipulations**

37. The developer shall provide a minimum parking-aisle width of 24 feet. Dimensions shall be shown on the final improvement plans.
38. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet. Dimensions shall be shown on the final improvement plans.
39. Bicycle parking shall be shown on the site plan.

#### **Ordinance**

- M. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

**DRB Stipulations**

40. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

41. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Shea Boulevard, 69<sup>th</sup> Street and 70<sup>th</sup> Street except at the approved driveway location.

42. Well Site Dedication:

- a. Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the City shall be: (1) conveyed by a general warranty deed, and (2) accompanied by a title policy in favor of the City, both to the satisfaction of city staff as designated by the Asset Management Coordinator.

43. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**Ordinance**

N. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

O. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

P. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

**REFUSE:****DRB Stipulations**

44. Two (2) single refuse enclosures or one double refuse enclosure are required for this site. The developer shall verify the size of existing enclosure onsite and provide additional enclosure to meet the requirement.

45. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.

46. Enclosures must:



- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

### **Ordinance**

Q. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 SF, as shown above. For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.

R. Underground vault-type containers are not allowed.

S. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

T. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

### **WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

#### **DRB Stipulations**

47. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

### **WATER:**

#### **DRB Stipulations**

#### **Ordinance**

U. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

### **WASTEWATER:**

#### **DRB Stipulations**

Private Sewer System

48. On-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

49. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

LOCATION & CLEARANCE.

V. Privately owned sanitary sewer shall not run parallel within the waterline easement.

**CONSTRUCTION REQUIREMENTS**

**DRB Stipulations**

As-Built Plans.

50. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**Ordinance**

W. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]